RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO:
HARWELL HAMILTON HARRIS FELLOWSHIP PARK WAY CONSERVANCY, INC.
C/O SEIDENGLANZ
1410 EWING ST.
LOS ANGELES, CA 90026-1912

FOR RECORDER'S USE ONLY

Erik Seidenglanz, Elishba Iturra Seidenglanz
1410 Ewing St. Los Angeles, CA 90026
(415) 685-3289
real@playplayplay.org
Self-represented

SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES,
STANLEY MOSK COURTHOUSE
CENTRAL DISTRICT, UNLIMITED CIVIL CASE

ERIK SEIDENGLANZ, ELISHBA ITURRA SEIDENGLANZ
Plaintiff(s),
v.
CHENEY SHAPIRO, TRUSTEE OF THE CHENEY SHAPIRO 401K TRUST; THE CHENEY SHAPIRO 401K; LONGPLATT CO.; JOSHUA TIMOTHY MARCUSON; RICHARD JUDSON WILLIAMS; RESOURCEFUL CONSTRUCTION, INC; SILVERWOOD PROPERTIES; KENNETH HOWARD SHAPIRO; JOYCE ESSEX HARVEY; WILMINGTON SAVINGS FUND SOCIETY D/B/A/ CHRISTIANA TRUST, NOT IN ITS FULL CAPACITY BUT AS CERTIFICATE HOLDER OF NRP MORTGAGE TRUST 1; LENDING HOME FUNDING CORP; QUALITY LOAN SERVICE, INC; 1968 AVON LLC; AQUA NUEVE, LLC,; SA DEVELOPMENTS, LLC; LES COHENS; STEPHEN WILLIAMS SNYDER; ACQUA NUEVE, LLC; and All Persons Unknown, Claiming Any Legal Or Equitable Right, Title, Estate, Lien, Or Interest In The Property Described In The Complaint Adverse To Plaintiff's Title Or Any Cloud On Plaintiff's Title Thereto and DOES 1 through 100.
Defendant(s).

Case No.: 21STCV0430

NOTICE OF PENDENCY OF ACTION (LIS PENDENS)

Honorable Judge Teresa Beaudet
Dept. 50

Related Cases:
20STUD02828; 21STUD02273; 21STUD02274

Plaintiffs Erik Seidenglanz, Pro Se and Elishba Iturra Seidenglanz, Pro Se, hereby records notice that legal action has commenced in civil court at the Stanley Mosk Courthouse in the County of Los Angeles, State of California, Case No. 21STCV04360, against the Defendants

LONGPLATT CO.; JOSHUA TIMOTHY MARCUSON; CHENEY ADRIENNE SHAPIRO, THE CHENEY SHAPIRO 401K TRUST; RICHARD JUDSON WILLIAMS, RESOURCEFUL DEVELOPMENTS, INC., RESOURCEFUL CONSTRUCTION, INC., SILVERWOOD PROPERTIES, INC.; KENNETH HOWARD SHAPIRO; JOYCE ESSEX HARVEY; Wilmington Savings Fund Society d/b/a/ Christiana Trust, not in its full capacity but as certificate holder of NRP Mortgage Trust I; LENDINGHOME FUNDING CORP; QUALITY LOAN SERVICE; 1968 AVON LLC; AQUA NUEVE, LLC; SA DEVELOPMENTS, INC.; STEPHEN WILLIAM SNYDER; and All Persons Unknown, Claiming Any Legal Or Equitable Right, Title, Estate, Lien, Or Interest In The Property, seeking a **Complaint For Obtaining Property By False Pretenses** with respect to the property located in Los Angeles County in the State of California, at 1410 Ewing St. Los Angeles, CA 90026-1912 commonly known as 1968 Avon St. Los Angeles, CA 90026-1832, and more fully described as follows:

Lot 18 of the Elysian View Tract in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 11, Pages 190/191 of Maps, the Office of the County Recorder of said County. Together with a portion of vacated street of Ewing Street as stated in Resolution to Vacate No. 11-1401028 recorded June 20, 2012 as Instrument Number 20120915505, of Official Records.
Assessor's Parcel No. 5415-009-041

Commonly known as :
1968 Avon Street, Los Angeles, CA 90026-1832
1410 Ewing St. Los Angeles, CA 90026-1912.
1410 1/2 Ewing St. Los Angles, CA 90026-1912
1411 Husted St. Los Angeles, CA 90026-1912

The undersigned, Erik Seidenglanz, and Elishba Iturra are authorized representatives and Officers of the Harwell Hamilton Harris Fellowship Park Way Conservancy, Inc. who holds actual, open, notorious, continuous, adverse, exclusive possession to any and all claims of the subject property pursuant to the Court Order for Entry of Judgement Case No. 20STUD02828; Civ. Code of Proc. §324-325; §1172; Cal Civ. Code §1000-1003;1006-1007;1047;813;815-816; based on the authority of *Cannon v. Stocknon 19 Cal. 540; Arrington v. Liscom, 34 Cal. 381; Winthrop v. Benson, 31 Me. 384* whose address is and at all times relevant to this action has been 1410 Ewing St. Los Angeles, CA 90026-1912, aka 1968 Avon St Los Angeles, CA 90026. This is in addition to its annex 2311 Fellowship Pkwy, Los Angeles, CA 90039.
Signed this day of 3 of November, 2021.

Plaintiffs,

Erik Christopher Seidenglanz
1410 Ewing St.
Los Angeles, CA 90026

Elishba Iturra Seidenglanz
1410 Ewing St.
Los Angeles, CA 90026